

MINUTES
November 9, 2010 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Chairperson Dawnese Openshaw, John Sayles, Larry Koehrsen, Allen Harvey, David Colton, Rochelle Conway, and George Fisher.

Staff: Steven Boka, Director of Community Development and Stephanie Oien, Office Coordinator of Community Development.

Also: Steve Hammann.

Chairperson Openshaw opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: The minutes of the October 12, 2010, regular meeting were approved, with one change, on a motion by Commissioner Fisher; second by Commissioner Conway. All ayes, motion carried.

Subdivision:

Contree Manoir Addition – Preliminary/Final Plat – 5.008 Acres – 1 Lot – RL Zoning 2100 Block of Bidwell Road – Contree Manoir, Inc. Steve Hammann was present to discuss the request. Tracy Schroeder, 1202 Vista Court, asked for clarification of what a one lot subdivision was. Boka explained that one (1) lot was being divided from an existing parcel. Under Iowa Law that is considered a subdivision. Schroeder then asked what RL Zoning was. Boka replied that RL Zoning, or large scale residential zoning, requires the submission of a site plan for development. That site plan is brought before the Planning and Zoning Commission with notices sent to adjacent property owners. Commissioner Fisher motioned to approve the request as submitted; second by Commissioner Sayles. All ayes, motion carried.

Other Business:

Amendment/Expansion of the Northeast Urban Renewal Area. Boka explained that the City had been approached by Muscatine Community College concerning the potential use of TIF to expand student housing on the MCC campus. MCC staff explained that they solicited qualified contracting firms through an RFP to propose constructing and operating a new for-profit student housing complex on the campus. Boka explained that the Northeast Urban Renewal Area was expanded last year to include Clay and Colorado streets. The proposed amendment under consideration would expand that district to include all of the MCC campus and Weed Park and other properties bounded on the east by Weed Park, the south by the Weed Park and MCC property lines, the west by Park Avenue, and the north by Colorado Street. Boka noted that Weed Park has projects listed in the Capital Improvement Program that could benefit from TIF funding if the area is

included in the expansion and is approved by the City Council. Boka told members that there was a meeting scheduled with the taxing authorities on November 10. Fisher said the proposed amendment/expansion appears to meet the scope of future land use as noted in the Comprehensive Plan. Koehrsen asked if there were any downsides to the expansion. Boka replied that there were more upsides. He explained that TIF districts are a great economic development tool. Sayles questioned if there was a master plan for the units at MCC. Boka responded that the original plan called for four (4) housing units. One unit has been built. The proposed unit will be the second. Harvey asked if there would be any encouragement to be offered for annexation of the Muscatine County area off Weed Park. He asked if TIF could be used to offset expenses for hooking to city utilities. Boka answered that it could be considered by City Council in the future. Harvey questioned if TIF can be used for residential development. Boka replied that it can. Koehrsen motioned to inform the City Council that the proposed amendment conforms to the Comprehensive Plan; second by Conway. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Steven Boka, Secretary
Director of Community Development

ATTEST:

Dawnese Openshaw, Chairperson
Planning & Zoning Commission